

Idaho Onsite Services Inc.

625 Best Ave ♦ Coeur d'Alene, ID 83814 ♦ Phone: 208-664-2133
Fax: 208-667-8775 e-mail: allenw@pumping.com
www.pumping.com ♦ 888-809-6778

MAINTENANCE INSPECTION AGREEMENT

It is hereby agreed this 9/28/10 (date) by and between Nancy Rathgeber (owner)
And Allen C. Worst of Idaho Onsite Services Inc. that in consideration of the payments provided for herein, Onsite Services will provide the services of a factory-trained representative to perform a Preventative Maintenance Inspection of the equipment described herein on the frequency shown below.

Each inspection of the treatment and pumping equipment shall be followed by a written report to the Purchaser. The inspection report will describe the operational status of the system. It will also include recommendations for any preventative maintenance deemed necessary by the inspector as well as a list of any replacement parts needed.

Inspection will be performed twice (2) during the first two years and one (1) time every year after. This agreement must be renewed for an additional 3 year period after the expiration of this contract as per Idaho State guidelines for extended treatment systems.

This agreement does not include repairs or equipment replacements assume any responsibilities or obligations which are normally the responsibilities of Purchaser's maintenance department (if applicable) as related to parts or labor and does not extend to cover any costs that may be associated with any recommendation under this agreement. Idaho Onsite Services Inc. can only supply parts or labor after receipt of Purchaser's purchase order. Billings for inspection trips shall be made on per trip basis.

This inspection agreement covers only operation and maintenance procedures and testing. Required repairs or equipment replacements will be done on a time and materials basis based on our standard hourly rate and market material pricing.

In no event shall Orenco, Inc. or Idaho Onsite Services Inc. be responsible for special or consequential damages, including but not limited to, loss of time, injury to person or property or any other consequential damages or incidental or economic loss due to equipment failure or for any other reason whatsoever.

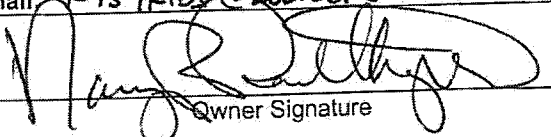
This agreement shall remain in force for a period of 3 year(s), beginning 2010 (year) and ending 2013 (year).

Equipment Covered Under This Agreement

Model Number: AX20 AdvanTex® Treatment System	Rate Per visit: \$ 275.00
Legal Description of Subject Property:	
SEE ATTACHED EXHIBIT "A"	

Treatment Equipment Owner:

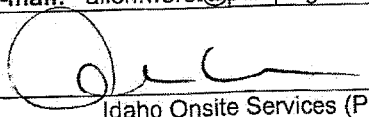
Name: <u>Nancy Rathgeber</u>
Address: <u>4400 LA CANADA RD</u>
City, State, Zip: <u>FALLBROOK, CA 92028</u>
Phone 1: <u>(760) 458-6038</u>
Phone 2: <u>()</u>
Fax: <u>()</u>
e-mail: <u>K954KIDS@aol.com</u>


Owner Signature

10-2-10
Date

Maintenance Company:

Name: <u>Idaho Onsite Services Inc.</u>
Address: <u>625 Best Ave.</u>
City, State, Zip: <u>Coeur d'Alene, Idaho 83814</u>
Phone 1: <u>(208) 664-2133</u>
Phone 2: <u>(888) 809-6778</u>
Fax: <u>(208) 667-8775</u>
e-mail: <u>allen.worst@pumping.com</u>


Idaho Onsite Services (President)

05/27/10
Date

EXHIBIT "A"



Sandpoint Title Insurance, Inc.

After recording mail to: Grantee

738556

WARRANTY DEED

Escrow No.: 51712-LP

FOR VALUE RECEIVED

Randy Lundberg and Barbara Lundberg, Husband and Wife
the grantors, do(es) hereby grant, bargain, sell and convey unto

David G. Rathgeber and Nancy R. Rathgeber, husband and wife
whose current address is 4488 La Canada Road Fallbrook, CA 92028

the grantees, the following described premises, in Bonner County, Idaho, TO WIT:

A tract of land located in a portion of the South half of the Northeast quarter of Section 24, Township 55 North, Range 3 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of said South half of the Northeast quarter of Section 24;

Thence South 89 degrees 46'20" East along the North line of the South half of the Northeast quarter a distance of 894.04 feet;

Thence South 00 degrees 06'27" West a distance of 466.50 feet;

Thence North 89 degrees 46'20" West a distance of 25.00 feet;

Thence North 00 degrees 06'27" East a distance of 14.50 feet;

Thence North 89 degrees 46'20" West a distance of 869.89 feet to the West line of said South half of the Northeast quarter;

Thence North 00 degrees 12'54" East along said West line a distance of 452.00 feet to the point of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that he will warrant and defend the same from all lawful claims whatsoever.

Dated: September 12, 2007

Randy Lundberg

Barbara Lundberg

STATE OF IDAHO)
COUNTY OF BONNER) SS.

On this 12 day of September, 2007 before me, a Notary Public in and for said state, personally appeared Randy Lundberg known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

FILED BY
SANDPOINT TITLE INSURANCE
2007 OCT -5 P 3:04
MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

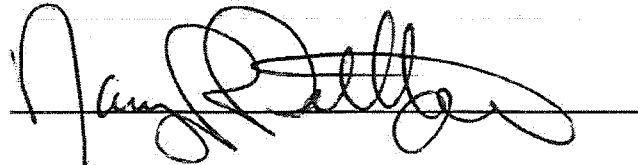
Instrument # 799860
BONNER COUNTY, SANDPOINT, IDAHO
10-7-2010 01:08:49 No. of Pages: 3
Recorded for: RC WORST CO
MARIE SCOTT Fee: 16.00
Ex-Officio Recorder Deputy CB
Index to: MISC

EXHIBIT 1
(EASEMENT)

Now on this 28 day of SEPTEMBER, 2010,
NANCY RATHGEBER Owner(s), whose
address is 4488 LA CANADA RD FALLBROOK, CA 92028 in
consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration
(the receipt of which is hereby acknowledged), grant to IDAHO ONSITE SERVICES,
INC., an Idaho Not-For-Profit Corporation, (the "Corporation") whose mailing address is
625 Best Avenue, Coeur d'Alene, Idaho 83814, and to Corporations successors, agents
and assigns, an easement on the following described real property sufficient to install,
access, inspect, maintain sample and service the treatment system. The term of this
easement is to last as long as the treatment system remains on the property.

Legal Description of Subject Property:

SEE ATTACHED EXHIBIT 'A'



OWNER(S)/OFFICIAL CAPACITY IF AN L.L.C. OR
CORPORATION

(Individual Notary)

STATE OF _____)

COUNTY OF _____) ss.

See Attached
CA Acknowledgment

On this _____ day of _____, 20____, before me, a Notary Public, personally
appeared _____, to me known to be the person
described in and who executed the foregoing instrument, and acknowledged that he/she/they executed
the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above
written.

NOTARY PUBLIC FOR CA (STATE)

RESIDING AT: 1119 S. MISSION RD

MY COMMISSION EXPIRES: 9-6-2014

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On 10/2/2010
Date

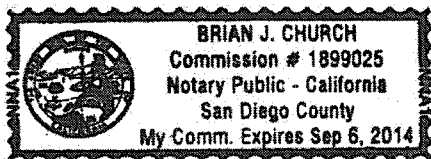
before me,

Brian J. Church Notary Public
Here Insert Name and Title of the Officer

personally appeared

Nancy R. Rathgeber
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Brian J. Church
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Easement

Document Date: 9-28-2010

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



EXHIBIT "A"

Sandpoint Title Insurance, Inc.

After recording mail to: Grantee

738556

WARRANTY DEED

Escrow No.: 51712-LF

FOR VALUE RECEIVED

Randy Lundberg and Barbara Lundberg, Husband and Wife

the grantors, do(es) hereby grant, bargain, sell and convey unto

David G. Rathgeber and Nancy R. Rathgeber, husband and wife

whose current address is 4485 La Canada Road Fallbrook, CA 92028

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Thence North 89 degrees 46'20" West a distance of 25.00 feet;

Thence North 00 degrees 06'27" East a distance of 14.50 feet;

Thence North 89 degrees 46'20" West a distance of 869.89 feet to the West line of said South half of the Northeast quarter;

Thence North 00 degrees 12'54" East along said West line a distance of 452.00 feet to the point of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that she will warrant and defend the same from all lawful claims whatsoever.

Dated: September 12, 2007

Randy Lundberg

Barbara Lundberg

STATE OF IDAHO)
COUNTY OF BONNER)

On this 12 day of September, 2007 before me, a Notary Public in and for said state, personally appeared Randy Lundberg known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

FILED BY
SANDPOINT TITLE INSURANCE
2007 OCT - 5 P 3:04
MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

MEMBER AGREEMENT IDAHO ONSITE SERVICES INC.

THIS AGREEMENT is made this 28 day of SEPTEMBER, 2010, by and between NANCY RATHGEBER, whose address is 4408 LACANADA RD FALLBROOK CA, 92028, hereinafter referred to as Owner or Member, and IDAHO ONSITE SERVICES, INC., an Idaho Not-For-Profit Corporation (hereinafter referred to as "Corporation").

Legal Description of Subject Property:

SEE ATTACHED EXHIBIT "A"

RECITALS

1. Owners land in the State of Idaho is such that a wastewater treatment system must be installed in order to meet the requirements of the State of Idaho.
2. Owner desires to install a wastewater treatment system manufactured by Orenco Systems, Inc., hereinafter referred to as "treatment system".
3. In order to insure that the treatment system is always operating properly, it should be inspected and maintained on a regular schedule based on the maintenance schedule outlined by the National Sanitation Foundation (NSF) for residential onsite wastewater treatment systems.
4. In order for the State of Idaho to approve the installation of the treatment system as a satisfactory system, the State requires that Owner be a Member of a perpetual organization which as a benefit of the organization will provide for the inspection and maintenance of Owner's treatment system.

NOW, THEREFORE, Owner and Corporation agree as follows:

(A) Upon installation of the treatment system and the execution of this Agreement, owner shall become a Member of the Corporation.

(B) Owner shall pay its share of maintenance, service and management fees (hereinafter collectively referred to as "assessments") in order to provide maintenance and repair of Owner's treatment system in perpetuity and operation of the Corporation.

(C) Owner's obligation to continue as a Member of the Corporation and pay for the assessments shall continue unless the requirement is eliminated by the State of Idaho.

(D) Owner is required to keep the treatment system on his premises operating in good condition. Some repair or replacement costs may not be covered by the service agreement. Owner is responsible to pay all costs not covered by the service agreement.

(E) This obligation on the part of the Owner shall be perpetual and shall run with Owner's land (i.e. appurtenant) which is described on Exhibit 1 which is attached hereto and incorporated herein by reference. A copy of this Agreement will be recorded to evidence the obligation of Owner and Owner's heirs, successors, assigns, transferees and grantees to be a Member of the Corporation and to pay the required assessments. Owner agrees to notify the Corporation of the name of any new owner upon the transfer of the Owners property.

(F) Owner agrees that Corporation is entitled to have a lien against the property described on Exhibit 1 for any assessments not paid for maintenance of the treatment system. Corporation shall also be entitled to bring court action to collect any delinquent assessments owed by the Owner for maintenance, service and management of the treatment system and the Corporation. Corporation shall be entitled to past due fees together with interest, costs, filing fees, and attorneys fees in any action, demand or proceeding to recover unpaid fees.

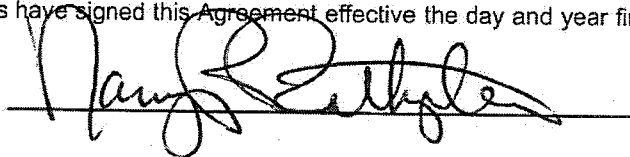
(G) Owner agrees to grant to Corporation, and its successors, agents and assigns, an easement on Owner's property, as more fully described in Exhibit 1, to install, access, inspect, maintain and service the treatment system. The term of this easement is to last as long as the treatment system remains on the property.

(H) This agreement incorporates and shall be governed by the Articles and Bylaws of the Corporation.

CERTIFICATE OF MEMBERSHIP

A copy of this Agreement shall be the Member's Certificate of Membership for the treatment system installed on the land described in Exhibit 1 for the purposes of the Corporation.

IN WITNESS WHEREOF, the parties have signed this Agreement effective the day and year first above written.



OWNER(S)/OFFICIAL CAPACITY IF AN L.L.C. OR CORPORATION

(Individual Notary)

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared _____, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

NOTARY PUBLIC FOR CA (STATE)

RESIDING AT: 1119 MISSION RD

MY COMMISSION EXPIRES: 9-6-2014

(Corporation Notary)

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, 20____, before me, the undersigned Notary Public in and for said state, personally appeared _____, known or identified to me to be the President/Vice President/Secretary of _____, and known or identified to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

See Attached California Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On 10/2/2010

Date

before me,

Brian J. Church

Notary Public

Here Insert Name and Title of the Officer

personally appeared

Nancy R. Rathgeber

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Brian J. Church

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Member Agreement

Document Date:

9-28-2010

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

NOTARY PUBLIC FOR _____ (STATE)
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

(Limited Liability Company Notary)

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, 20____, before me, the undersigned Notary Public in and for said state, personally appeared _____, known or identified to me to be to Managing Member of _____, L.L.C., and known or identified to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

NOTARY PUBLIC FOR _____ (STATE)
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

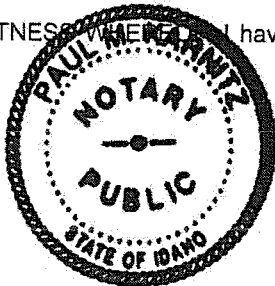
IDAHO ONSITE SERVICES, INC.

BY: [Signature]
PRESIDENT/VICE PRESIDENT
625 BEST AVENUE
COEUR D'ALENE ID 83814

STATE OF Idaho)
COUNTY OF Kootenai) ss.

On this 27th day of May, in the year of 2010, before me, a Notary Public, personally appeared Allen Warst, known or identified to me to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Paul M. Kamif
NOTARY PUBLIC FOR Idaho (STATE)
RESIDING AT: Spokane Valley, WA
MY COMMISSION EXPIRES: 1/8/2013

EXHIBIT "A"



Sandpoint Title Insurance, Inc.

After recording mail to: Grantee

738556

WARRANTY DEED

Escrow No.: 51712-LP

FOR VALUE RECEIVED

Randy Lundberg and Barbara Lundberg, Husband and Wife

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Randy Lundberg

Barbara Lundberg

STATE OF IDAHO

COUNTY OF BONNER

SS.

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FILED BY
SANDPOINT TITLE INSURANCE
2007 OCT - 5 P 3:04
MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY